

Hartland Planning Commission Draft Minutes - August 6, 2025

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Planning Commission members present: Dan Jerman, Steve Cone, Kate Donahue, John Magliocco, Jay Boeri, and George Little. Non-members' present: manager John Broker Campbell, SB chair Phil Hobbie and Curt Peterson.

The meeting opened at 6:30.

No adjustment to agenda

Motion made and seconded to approve minutes of July 17, all voted in favor.

Chapter 1 Town Plan Review: All members had reviewed the 8-6-2025 draft Town Plan (TP). HPC chair Dan Jerman presented his comments noting most of Chapter 1 was appropriate, and that several issues had been corrected by TRORC at our request - use of "shall" not "should" and change of Creampot Rd. from RR to Rural District. Dan noted several conflicts in TRORC and HPC language between (1) Principal Retail (also confusingly referred to as Primary or Limited Retail) and (2) confusion with the Strip Development definition and its application in Village Centers and elsewhere (pg. 18-20). Steve Cone to discuss this with the TRORC Staff for resolution and to report back to us. Recommendation that new item No. 12 be added to Land Use Policies (page 16-17) concerning commercial area or residential development. Also discussed the importance of adopting Zoning Bylaws after the TP is adopted to better protect the goals of the TP.

Beyond Chapter 1, remaining Chapters 2-10 are essentially complete except for an update of emergency services. The last Chapter 11 - Implementation - needs review.

Dan reported he had discussed with the SB at their Aug 4 meeting the need for financial help in taking meeting notes or minutes and help running Zoom. The Selectboard chair stated the town would pay for hiring such a person by the hour or per meeting provided that person's minutes would be posted without passing either review or editing by the HPC clerk or HPC members. Rather, the unedited or unreviewed minutes would go directly to the Selectboard chair and HPC chair, then out for redistribution to HPC members. The clerk noted this was a complete break from historic HPC standards and that an outside, non-HPC member would not understand the context of many issues, how to clearly explain HPC discussions or what was to be or not to be reported. The clerk asked Dan for his understanding of the SB chair's position and he said there was a misunderstanding. After further discussion the HPC decided not to now accept an outside minute-taker but continue as has always done unless circumstances change.

The election of HPC officers, motion made and seconded to create co-chairs instead of chair and vice chair. Motion made and seconded to elect John as co-chair to run HPC meetings and Dan co-chair to be the "public face" of the HPC. All voted in favor. As the HPC lacks one member, we will advertise the same for a 7th member, and encourage more attendance at our meetings.

Next meeting scheduled for September 3, 2025 at 6:30 PM at Damon Hall.

Meeting adjourned at 8:40 PM.

Submitted by Jay Boeri, HPC Clerk. August 7, 2025